

DOCUMENT # 5619
ADOPTED 3/10/94

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF REDEVELOPER OF DISPOSITION PARCELS SE-13
AND RR-32 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS
R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, the YouthBuild, Boston, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-13 and RR-32 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That YouthBuild, Boston, Inc. hereby is finally designated as Redeveloper of Disposition Parcels SE-13 and RR-32 in the South End Urban Renewal Area.

2. That it is hereby determined that YouthBuild, Boston, Inc. possesses the qualifications and financial resources necessary to acquire and develop the building and land in accordance with the South End Urban Renewal Plan and the Project Area.

3. That disposal of said parcels by negotiation are the appropriate method of making the land available for redevelopment.

4. That the Working Drawings and Specifications submitted by YouthBuild, Boston, Inc. conform in all respects to the South End Urban Renewal Plan for the Project Area and that said Plans be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcels SE-13 and RR-32 to YouthBuild, Boston, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).



VOTE OF THE NEIGHBORHOOD HOUSING TRUST

Approved at a meeting of the Neighborhood Housing Trust

September 21, 1993

VOTED: That the Neighborhood Housing Trust after review and consideration according to the Trust Rules and Regulations endorses and supports the following proposal:

Youthbuild
1900 Washington Street Roxbury

The Youthbuild request submitted and generally described by Youthbuild Boston in the amount of \$100,000 is to assist in the development of 10 Single Room Occupancy ("SRO") units for thirteen low-income (13) tenants. The proposal involves the rehabilitation of a five-story masonry structure located in the Lower Roxbury neighborhood. The SRO development directly addresses a vital housing need in Boston, particularly in the Lower Roxbury community. The Youthbuild project responds directly to the City's fragile SRO housing stock by creating new housing to working low-income individuals.

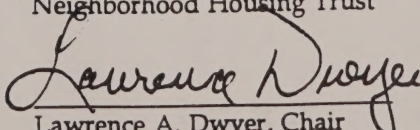
The request for project funding has been approved by the Parcel 18 Plus Task Force. The Task Force has voted that the funding for this project be provided through the Parcel 18 Linkage obligation as described in the Amended and Restated Development Impact Project Agreement for the Planned Development Area No. 35 One Lincoln Street.

The grant by the Trust is in addition to the February 12, 1993 \$75,000 grant awarded by the Trust, that the above action by the Trust is a new and additional contribution to the 1900 Washington Street project by Youthbuild Boston.

FURTHER VOTED: That payment by the Trust of said loan to the recipient shall be subject to the reasonable terms and conditions of the Boston Redevelopment Authority, as Agent of the Trust, as set forth in the May 5, 1988 Memorandum of Agreement among the Trust, the Boston Redevelopment Authority, and the Public Facilities Commission.

Passed.

Attested to on behalf of the
Neighborhood Housing Trust


Lawrence A. Dwyer, Chair

Stull and Lee, Inc.
Architects and Planners

35 Chauncy Street, Suite 1100
Boston, Massachusetts 02111-2217
617 426 0406
FAX 617 426 2835

25 June 1993

Ms. Jackie Gelb
Executive Director
Youth Build Boston
173A Norfolk Avenue
Roxbury, MA 02119

Dear Ms. Gelb:

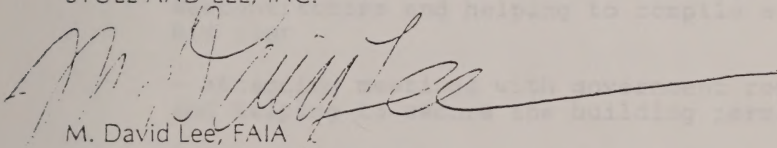
Stull and Lee, Inc. has been pleased to provide architectural services to Youth Build, Boston for the renovation of the property at 1900 Washington Street, Boston, MA as a residence and offices for participants in your program.

It is our pleasure to provide these services pro bono to your organization because we think so highly of your goals and objectives. We believe it is our civic duty as Stull and Lee to support your efforts and offer our encouragement.

According to our records our expenditures to date [direct labor, overhead and expenses] total \$60,633.

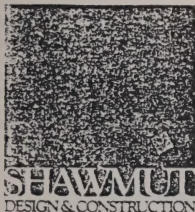
I hope this information is helpful to you and I look forward to the successful completion of your new facilities.

Sincerely,
STULL AND LEE, INC.


M. David Lee, FAIA
Partner S+L

REC'D JUN 18 1993

Donald L. Stull, FAIA
M. David Lee, FAIA
Charles H. Perez
Thomas V. Glasov
David Battat
Elena Ortiz
Amy Padmosalpetro



June 24 1993

Jackie Gelb
Youth Build
173A Norfolk Avenue
Boston, MA 02119

Re: 1900 Washington Street - Boston
Protect No. 1966

Dear Jackie,

It has truly been a pleasure to work with you and YouthBuild on the Washington Street project. We at Shawmut view organizations like yours and projects like this one as an opportunity for us to give something back to the community that has been our company's home for over ten years.

As we agreed at the beginning of the 1900 Washington Street design phase, we are waiving our fees of \$5,000 for preconstruction services.

These services include:

- consulting with the architect during the design process on construction means and methods
- project planning (construction schedules and budgets)
- preparing invitation to bid packages for subcontractors and helping to compile a subcontractor bid list
- attending meetings with government regulatory agencies and helping to secure the building permit

Please don't hesitate to keep me involved in the remainder of the project and we at Shawmut look forward to continuing our work together.

Yours truly,

SHAWMUT DESIGN & CONSTRUCTION

A handwritten signature in dark ink, appearing to read "David Collidge".

David Collidge
Project Manager

SHOOSHANIAN
ENGINEERING
ASSOCIATES
INCORPORATED

330
CONGRESS STREET
BOSTON
MASSACHUSETTS
02210-1216
TEL 617/426 0110
FAX 617/426 7358

29 June 1993

Ms. Jackie Gelb
Youth Build Boston
173A Norfolk Avenue
Roxbury, MA 02119

RE: Group Residences Rehab - 1900 Washington Street
Youth Build Boston
Engineering Costs

Dear Jackie:

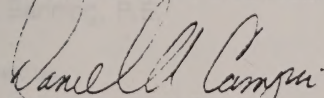
As requested we have calculated our engineering costs for the design of the mechanical, electrical, plumbing and fire protection system for the above referenced project.

Our cost to date for these services is \$26,950.00

It was a pleasure working with the Youth Build Boston Staff. We wish you luck with the completion of this project and future endeavors.

Very truly yours,

SHOOSHANIAN ENGINEERING ASSOCIATES, INC.


Daniel A. Campia, P.E.
Principal

DAC/ng[ff:\wp\ycubui.ltr]

cc: Office File

REC'D JUL - 2 1993

LeMessurier Consultants

1033 Massachusetts Avenue Cambridge, MA 02138
Tel: (617) 868-1200 Fax: (617) 861-7520

1 July 1993

Mr. David Lopes
Youth Build of Boston
173A Norfolk Avenue
Roxbury, MA 02119

Via FAX 427-3950

Reference: 1900 Washington Street
LeM File No. 92.219

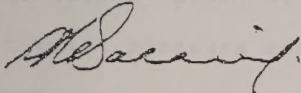
Dear David:

At your request we are providing the following information.

The value of the professional services provided to date for your project at 1900 Washington Street amounts to \$8024.86. We understand that this information is to be used in conjunction with an application for future funding for your project.

If you need any further information, please call.

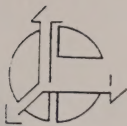
Very truly yours,
LeMessurier Consultants



Philip R. Banning, P.E.

PRB:pw04690.1ep

xc: P.J.Chæever/LeM



R. E. Cameron & Associates, Inc.

CIVIL ENGINEERS LAND SURVEYORS

681 WASHINGTON STREET • NORWOOD, MASSACHUSETTS 02062

TEL. (617) 769-1777 FAX (617) 769-8644

June 29, 1993

Ms. Laura Rice
Youth Build Boston
173 A Norfolk Avenue
Roxbury, MA 02119

Subject: 1900 Washington Street

Dear Ms. Rice:

The following represents professional survey services for your development project.

We performed boundary line research at the City of Boston Department of Public Works and Boston Redevelopment Authority, utility research at the Boston Water Sewer Commission and all private utility companies. We also performed field surveys including office calculations and plan preparation to assemble a topographic site plan of the subject locus.

The dollar amount of our services was approximately \$4500.

It was a pleasure assisting you in this important endeavor.

Very truly yours,

Scott Cameron, PLS
President
R.E. Cameron & Associates, Inc.

**CLIPPER SHIP FOUNDATION, INC.**

(Founded by David Farnely Weatherhead)

One International Place, 20th Floor
100 Oliver Street
Boston, Massachusetts 02110
(617) 439-3555

BOARD OF DIRECTORS:

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Sarah R. Newbury

Kathleen A. Dunwell
Secretary

February 9, 1993

Jackie Gelb
Executive Director
YouthBuild Boston
173 A Norfolk Avenue
Roxbury, MA 02119

Dear Ms. Gelb:

I am pleased to advise you that the Directors of Clipper Ship Foundation have approved a grant of \$10,000. A check for the said amount is enclosed herewith. In accordance with your proposal, the grant must be used for renovations.

We look forward to receiving progress reports as they become available.

Sincerely,

Kathleen A. Dunwell
Secretary

Enclosure
KAD/CSF/AD8-DW5

REC'D FEB 10 1993



PUBLIC FACILITIES DEPARTMENT

Two Paces West • 2727 Paces Ferry Road • Atlanta, Georgia 30339 • 404 433-8211

January 30, 1994

April 7, 1993

Mr. Jackie Gelb
Executive Director
YouthBuild Boston
173-A Norfolk Avenue
Roxbury, MA 02119

Dear Jackie:

I appreciated all of the information you forwarded on YouthBuild Boston. As you may know, we have been supporters of YouthBuild Dekalb and have had discussions with the YouthBuild organization in San Francisco.

At The Home Depot, we focus our charitable contributions on the rehabilitation and development of affordable housing and on programs that serve at-risk youth. As you can see, the YouthBuild programs across the country fit into both of these focus areas.

While we are not in a position to provide all of the materials to renovate Washington Street, I would like to pledge \$20,000 in materials to support the project. We can coordinate this donation through one of our Boston area stores.

We are delighted to participate with you in the training and building of self-esteem among Boston's youth. I would like to involve our Boston area district managers in this project. Please contact me at your convenience so that I can make the introductions and the necessary arrangements.

Regards,

Suzanne H. Apple
Director of Community Affairs

SHA/csc

cc: Vern Joslyn
Paul West
Pedro Mendiguren



PUBLIC FACILITIES DEPARTMENT

THOMAS M. MENTINO
ACTING MAYOR

MARY NEE
DIRECTOR

January 20, 1994

Ms. Jackie Gelb
Executive Director
Youthbuild Boston
173A Norfolk Avenue
Roxbury, MA 02119

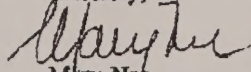
Dear Ms. Gelb:

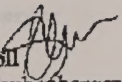
I am pleased to inform you that the Public Facilities Commission of the City of Boston acting by and through the Director, has committed \$368,000 to Youthbuild Boston from our Supportive Housing Room for More Campaign. Proceeds from this loan will be used to rehabilitate 1900 Washington Street in Roxbury. This commitment and all of our commitments hereunder shall expire one hundred and eighty days (180) after the date of this letter unless we, at our sole discretion, choose to extend such expiration date.

This loan will be used to rehabilitate the vacant rowhouse at 1900 Washington Street into 10 units of housing for low-income youth participating in the Youthbuild Program. This loan to be provided from the City's HOME funding is subject to the General Terms and Conditions of the Community Development Block Grant Program ("CDBG"), the HOME Investment Partnerships Program ("HOME") and HUD's approval of the release of funds. Further, this loan is subject to final design approval by the Public Facilities Department. Should you have any questions about this commitment please contact Sarah Schwenzfeier at 635-0253 or Elizabeth Doyle at 635-0247.

Youthbuild Boston has made great efforts to serve one of the most at risk populations in our City. We are pleased to participate in this important housing venture with you.

Sincerely,


Mary Nee
Director

cc: 
Sara Carroll
Michael Taubenberger
Elizabeth Doyle
Sarah Schwenzfeier



**PUBLIC FACILITIES DEPARTMENT**

MARY NEE
DIRECTOR

May 11, 1993

Ms. Jackie Gelb
Executive Director
YouthBuild Boston
179A Norfolk Avenue
Roxbury, MA 02119

RE: 1900 Washington Street

Dear Ms. Gelb:

I am pleased to inform you that the Public Facilities Department (PFD) has committed a \$30,000 MAP/TAP pre-development loan to YouthBuild Boston from our Supportive Housing Homeless Initiative. This loan is to be used for pre-development costs associated with the rehabilitation of 1900 Washington Street in Roxbury. When complete, this project will provide housing for low-income youth in training with the YouthBuild program. This commitment and all of PFD's obligations hereunder shall expire one hundred and eighty (180) days after the date of this letter unless PFD, at its sole discretion, shall choose to extend such expiration date.

The loan will bear no interest and will be due at the closing of permanent financing. Maria Maffei, Senior Finance Specialist, will be contacting you shortly to discuss other terms and conditions of the loan.

We are pleased with the progress you are making in moving your project to construction start. We will continue to work with you to see it through to successful completion.

Sincerely,

Mary Nee
Director

cc: Peter Hollands
Michael Taubenberger
Maria Maffei
Bruce Ehrlich
Gloria Athanas

REC'D MAY 14 1993

8815M



PFD - Boston's Neighborhood Development Agency
15 BEACON STREET • BOSTON • MASSACHUSETTS • 02108 • 617-635-3880

MEMORANDUM**MARCH 10, 1994**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
MARISA LAGO, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, DEPUTY DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:
PARCEL SE-13 LOCATED AT 1900 WASHINGTON STREET AND 1
NEWCOMB STREET AND PARCEL RR-32 LOCATED AT 1886
WASHINGTON STREET

SUMMARY: This memorandum requests the final designation of YouthBuild, Boston, Inc. (YouthBuild) as redeveloper of Parcels SE-13 and RR-32 for the creation of Single Room Occupancy (SRO) units, office space, open space, and a parking facility for the trainees and staff of YouthBuild.

Parcel SE-13 contains a five-story bow front masonry building located at 1900 Washington Street and a vacant lot located at 1 Newcomb Street. The structure is located on an "L" shaped lot containing a total of 2,800 square feet. The building contains approximately 5,000 square feet and a basement. Parcel RR-32 is located at 1886 Washington Street and contains approximately 5,000 square feet of vacant land.

On March 26, 1992, the Boston Redevelopment Authority (BRA) granted tentative designation to YouthBuild located at 173A Norfolk Avenue, Roxbury, as redeveloper of Parcels SE-13 and RR-32. The BRA also granted permission at the March 26, 1992 meeting for early entry to the building at 1900 Washington Street for the purpose of stabilizing the vacant structure.

When the renovation of the five-story building is completed, the top four (4) floors will contain nine (9) SRO units, a living room and shared bath facilities. The first floor will contain, a common kitchen, dining facility, laundry room, a wheel chair accessible SRO unit, accessible bath and a staff office. The ten (10) SRO units are to be occupied as singles and doubles by twelve (12) low-income persons and one (1) moderate-income person.

The vacant lot at 1886 Washington Street which is located on the corner of Washington Street and East Lenox Street will be improved as a parking facility for the trainees, residents, staff and consultants to YouthBuild's program. The site will be screened from the street by a combination of fencing and shrubs. A portion of the site will provide an area for open space including a sitting area.

The development cost for the project has been estimated at \$880,758.00. YouthBuild has received a commitment of \$175,000 from the Neighborhood Housing Trust to assist in financing the renovation of the building. Since the fall of 1992, YouthBuild trainees have been performing under close supervision the necessary demolition and structural repairs to secure the building.

In addition, YouthBuild has received public assistance, as well as private contributions, from various sources to assist with the pre-development costs in connection with the rehabilitation of the structure. Stull and Lee, Inc. provided the architectural services; Shawmut Design & Construction provided pre-construction services; Shooshanian Engineering Associates Incorporated provided engineering services; R.E. Cameron & Associates, Inc. provided survey service; and Le Messurier Consultants provided consultant services to the project. In addition, Home Depot provided \$20,000 in materials to support the project.

The City of Boston Public Facilities Department (PFD) has committed a \$30,000 MAP/TAP pre-development loan from its Supportive Housing Homeless Initiative program and has committed a \$365,000 loan from the HOME program under its Supportive Housing Room for More Campaign to make this project a reality. In addition a grant of \$10,000 was provided by Clipper Ship Foundation, Inc. The anticipated completion of the renovation is the fall of 1994. The working drawings and specifications submitted by YouthBuild have been reviewed and approved by the BRA's Design staff.

It is, therefore, recommended that the final designation of YouthBuild as redeveloper of Parcels SE-13 and RR-32 for the creation of SRO units, commercial space, open space and parking spaces be approved.

An appropriate vote follows:

VOTED: That the BRA adopts the Resolution of the Boston Redevelopment Authority re: Final Designation of Redeveloper of Parcels SE-13 and RR-32 in the South End Urban Renewal Area, Project No. Mass. R-56.

